

FOR LEASE

KINGSGATE MALL
370 E BROADWAY | VANCOUVER, BC



THE OFFERING

Kyle Wilson and Craig Haziza are excited to announce new leasing opportunities at Kingsgate Mall, located on the corner of East Broadway and Kingsway in the heart of the rapidly expanding Mount Pleasant neighbourhood.

Kingsgate Mall's transit-oriented location offers a high-level of accessibility for customers near and far. The future planned Broadway Subway Mount Pleasant station will be located on the southwest corner of Broadway and Main Street— just a few minutes away by foot.

ABOUT KINGSGATE MALL

Serving the community since 1974, Kingsgate mall has been a longstanding one-stop community hub that proudly boasts a vibrant mix of major anchored retailers and mom-and-pop shops, bringing in a wide customer base and offering future employees the ability to meet all their shopping needs under one roof.

RETAIL UNITS 30+

PARKING 260 Stalls

HIGHLIGHTS

TRANSIT ORIENTED

- Near bus stop services four popular routes along the Broadway corridor
- Future Broadway extension station in close proximity

HIGHLY ACCESSIBLE

- Kingsgate is within walking distance from many high-density residential areas, schools, and recreational parks

AMENITY DENSE AREA

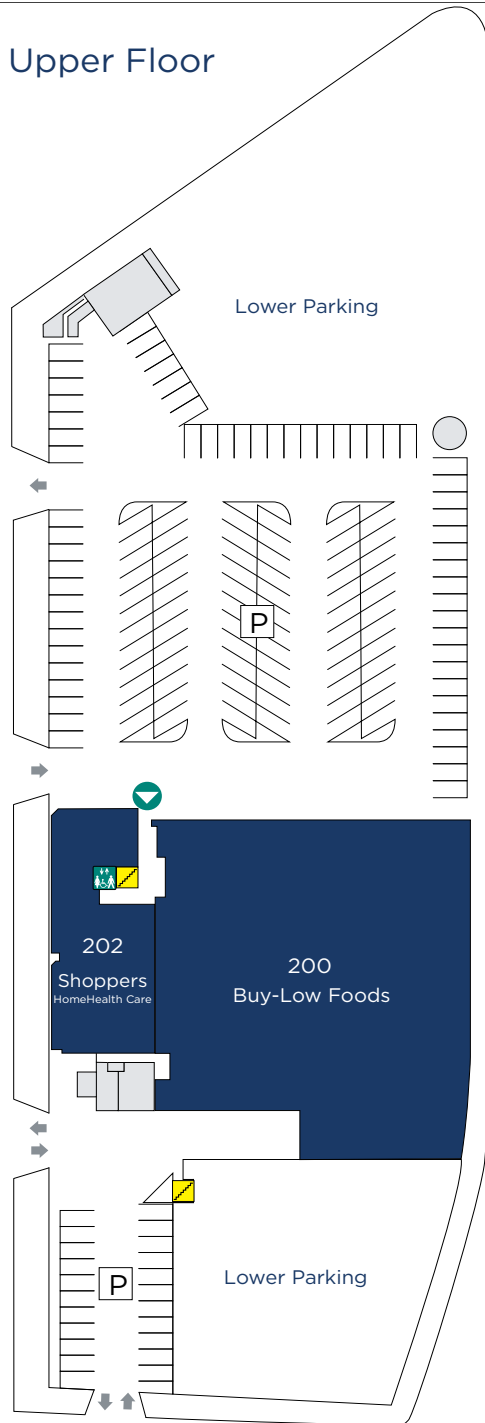
- Mount Pleasant offers a wide variety of restaurants and cafes serving up everything from farm-to-table cuisine to international street food
- Mount Pleasant is known for its arts and culture scene. It's home to a variety of galleries, artist studios, and theaters

DEMOGRAPHICS

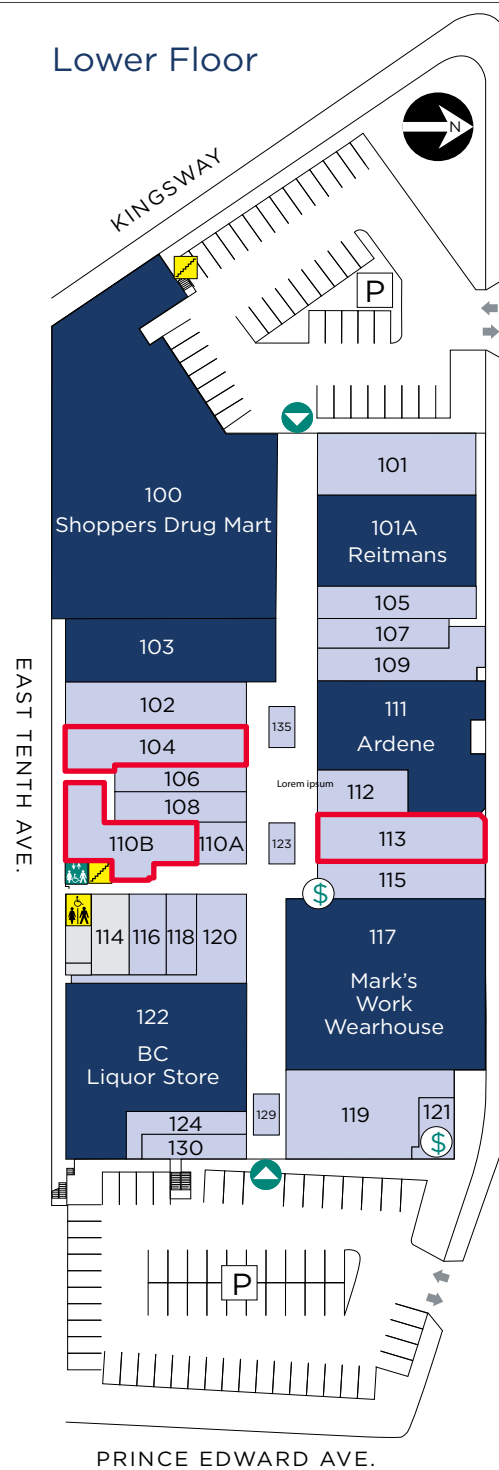
	1KM	3KM	5KM
Population 2022 (estimated)	28,484	94,996	229,193
Population 2027 (projected)	31,232	102,810	252,239
% Population Change (2022-2027)	9.6%	8.2%	10.1%
Median Age	36.9	38.0	38.4
Occupied Dwellings (2022)	14,981	45,822	111,823
Average Household Income	\$108,480	\$122,962	\$120,570



Upper Floor



Lower Floor



AVAILABILITIES

UNIT	AREA (SF)	AVAILABILITY
104	2,090	IMMEDIATELY
110B	2,019	IMMEDIATELY
113	2,103	IMMEDIATELY

*Landlord may consider repositioning tenants to create larger or smaller unit opportunities.

BASE RENT

Contact listing agents

ADDITIONAL RENT (2023)

\$26.03

ZONING

C-3A: Allowing for a wide variety of retail, restaurant, medical and office uses.





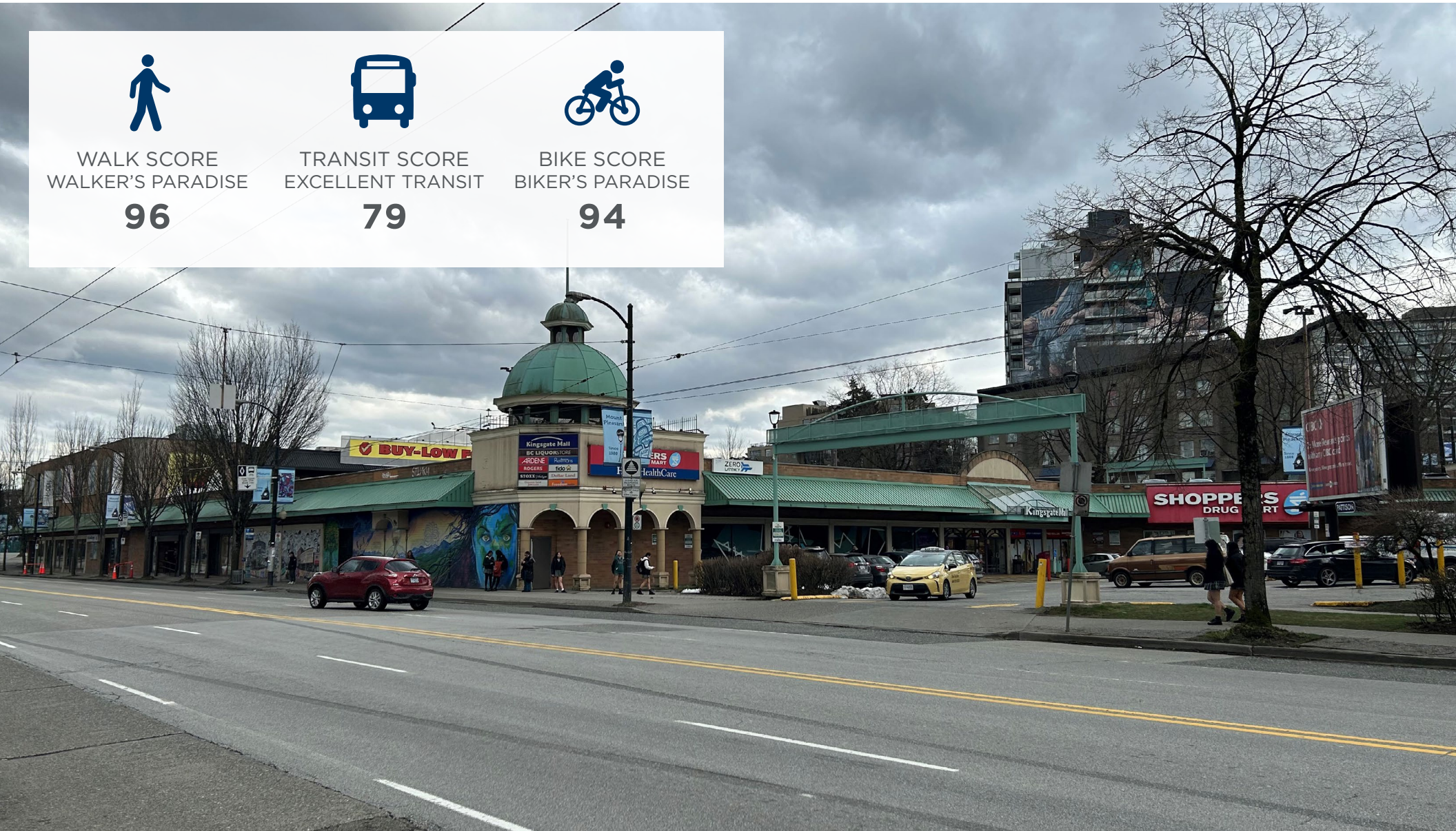
WALK SCORE
WALKER'S PARADISE
96



TRANSIT SCORE
EXCELLENT TRANSIT
79



BIKE SCORE
BIKER'S PARADISE
94



Suite 700 - 700 W Georgia Street
Vancouver, BC • V7Y 1A1

KYLE WILSON
Associate Vice President
Commercial Sales & Leasing
604 608 5941
kyle.wilson@cushwake.com

CRAIG HAZIZA*
President, CAH Realty Inc.
Retail Sales & Leasing
604 640 5891
craig.haziza@cushwake.com

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